# FOR LEASE | INDUSTRIAL 1547 VENABLES STREET VANCOUVER, BC





# ▶ 3,885 SF Exposure Freestanding Industrial Property

## Location

The subject property is located in the vibrant Strathcona neighbourhood of Vancouver. This location is just minutes to the downtown core, the Port of Vancouver, Gastown and major traffic arteries servicing Metro Vancouver.

## **Highlights**

- ► Freestanding exposure industrial facility
- ► Concrete block construction
- ▶ Dock loading
- ► Presentable office/showroom areas
- ▶ 19' warehouse ceiling

## **Chris McIntyre**

Personal Real Estate Corporation
D 604.630.3392 C 604.889.0699
chris.mcintyre@lee-associates.com

## Ryan Barichello

D 604.630.3371 C 604.889.4146 ryan.barichello@lee-associates.com

### Saeid Khani

D 604.630.3370 C 604.805.5780 saeid.khan@lee-associates.com



# FOR LEASE | INDUSTRIAL **1547 VENABLES STREET** VANCOUVER, BC



## **Zoning**

I-2 (Light industrial) - Allows for a wide variety of uses including office, showroom, manufacturing, storage, wholesaling, postproduction, distribution, and some service-based businesses.

### **Features**

- Freestanding concrete block exposure building
- 19'- 4" warehouse clear ceiling
- 3 phase 200 amps 240V
- Dock loading with leveler
- Bonus mezzanine storage
- Open layout showroom
- Boardroom
- Coffee bar with sink
- **HVAC** second floor offices

# **Available Space**

Total	3,885 SF
Second floor office	915 SF
Main floor office/showroom	1,072 SF
Main floor warehouse	1,898 SF

### **Lease Rate**

\$20.00 PSF

## **Taxes & Operating Costs (2020)**

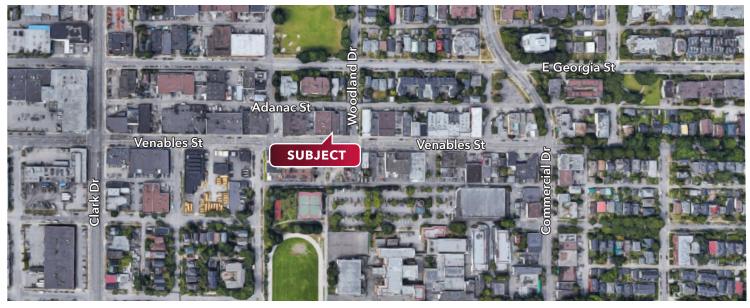
\$7.50 PSF

## **Availability**

March 1, 2021







Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. 0105 © 2021 Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved.

